

PB# 87-20

Occupations, Inc.

23-1-3

OCCUPATIONS, INC. Sec 87-20
Jim Destefano 1-692-4454

Jim DeStefano 1-692-4454

General Receipt 8701

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550

March 5 19 87

Received of Occupational, Inc. \$ 25.00

Twenty-five and 00/100 DOLLARS

For Site Plan Application Fee - 87-20

DISTRIBUTION

FUND	CODE	AMOUNT
Check 3742		\$25.00

By Pauline H. Townsend
ES

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

General Receipt 8788

TOWN OF NEW WINDSOR
555 Union Avenue
New Windsor, N. Y. 12550 (#87-20)

March 31, 19 87

Received of Rider, Wagner, Lewis & Melchioni, P.C. \$ 160.00

One hundred sixty and 00/100 DOLLARS

For Site Plan Fee - \$100.00 T.B. Engineering Fee - \$60.00

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 5674		\$160.00

By Pauline H. Townsend
ST

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

MADE IN U.S.A.

NO. 752 1/3

water ✓
Sewer ✓
25' pipe ✓
Hwy L

Date, 19.....

TOWN OF NEW WINDSOR

TOWN HALL, 555 UNION AVENUE
NEW WINDSOR, NEW YORK 12550

TO McGoey and Hauser Consulting Engineers, P.C. DR.

45 Quassaick Avenue, New Windsor, NY 12550
.....

DATE			CLAIMED		ALLOWED	
		PROFESSIONAL SERVICES				
		Planning Board				
		Occupations, Inc. Site Plan (81-20)			60	00
		10,23 March 1987; 1 hour				
		AMOUNT DUE:			\$60	00

TOWN OF NEW WINDSOR
PLANNING BOARD FEES
JANUARY 1, 1987

Checks payable to:
TOWN OF NEW WINDSOR

Date to:
TOWN CLERK

\$ 25.00 APPLICATION FEE

\$ 25.00

3-5-87

SITE PLAN

\$100.00 (*) SITE PLAN FEE
OR AMENDED SITE PLAN

\$ 100.00

3-31-87

Varies ENGINEERING FEE

60.00

3-31-87

* All uses (except multi-family dwellings, including apartment houses and condominiums). Apartment houses and condominiums: \$100.00 plus \$10.00 for each unit.

SUBDIVISION

\$100.00 PRE-PRELIMINARY

\$100.00 PRELIMINARY

\$100.00 FINAL PLAT (MINOR SUB.)

\$100.00 + \$5.00 per unit (FINAL
PLAT MAJOR SUBDIVISION).

\$150.00 FINAL PLAT SEC. FEE

Varies ENGINEERING FEE

Separate check, payable to:
TOWN OF NEW WINDSOR

Date to:
COMPTROLLER

\$250.00 per unit (**) RECREATION FEE

** The unit or lot which contains the premises in which the applicant resides shall be excluded from paying the recreation fee.

LOT LINE CHANGE

SPECIAL PERMIT

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received 3-5-81
Meeting Date _____
Public Hearing _____
Action Date app. 3-25-81
Fees Paid \$25.00

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Occupations, Inc., Day Training Expansion
2. Name of Applicant Occupations, Inc. Phone (914) 562-6850
Address Windsor Highway, New Windsor, New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
3. Owner of Record Kenwood, M., Kenwood, I., Schatz, H. Phone (201) 278-2200
Address d/b/a Franklin Associates, Suite 40, Box 21, 100 Hamilton Plaza,
(Street Name & No.) (Post Office) (State) (Zip Code) Paterson, N
(201) 278-2200 07505
4. Name of Person
Preparing Plan Dan Paver Associates Phone (914) 692-2050
Address 633 Route 211 East, P.O. Box 4097, Middletown, N.Y. 10940
(Street Name & No.) (Post Office) (State) (Zip Code)
5. Attorney David L. Rider, Esq. Phone (914) 562-9100
Address 427 Little Britain Road, Newburgh, New York 12550
(Street Name & No.) (Post Office) (State) (Zip Code)
6. Location: On the East side of Route 94
(Street)
at Squire Plaza, ~~East~~ New Windsor, New York 12550
(direction)
off
XX (Street)
7. Acreage of Parcel 3.3
8. Zoning District Neighborhood commercial
9. Tax Map Designation: Section 23 Block 1 Lot(s) 3
10. This Application is for the use and Construction of offices for
a neighborhood counseling program
11. Has the Zoning Board of Appeals granted any variance or special
permit concerning this property? No If so, list case
Number and Name _____
12. List all contiguous holdings in the same ownership
Section 23 Block 1 Lot(s) 3

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

01 008 (C. 1000000)

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this 5th day of March, 1987.

Genda V. Ladrick
Notary Public

James B. Stephens
(Applicant's Signature)
ASSOC. EXEC. DIRECTOR
Title

OWNER'S ENDORSEMENT

COUNTY OF PASSAIC
STATE OF NEW JERSEY

(Owner's Signature)

Notary Public
CAROL E. PERRINE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires June 14, 1988

Mr. Van Leeuwen: If we started doing that we'd have everybody coming with a lot and they'd want to put a house behind another. That is not the way to plan the Town. We realize it is a private drive if there is a fire and something happens if people live there they'd come back to us and say how can you approve and they'd sue us. We have to be careful we have to protect everybody in the Town.

Mr. Gatto: If he did access through my home next door could it be approved somehow?

Mr. Van Leeuwen: If it is a different layout there is a possibility. You are welcome to try it. If your son has access to Birch then maybe you can get access there.

Mr. Schiefer: We are willing to consider this if you have a different access try and avoid a flag lot. If you have problems with owning the property maybe you can work out something with a neighbor maybe trade some off. Six or 8 feet would not be adequate though. We'd be willing to reconsider it. The real objective is the flag lot.

Mr. Gatto: Thank you.

Mar 25, 1987

OCCUPATIONS INC., SITE PLAN (87-20)

Mr. David Rider came before the Board representing this proposal.

Mr. Rider: I am representing Orange County Rehabilitations Center - Occupations. With me is Mr. Dan Paver, he is the architect for the project and Jim DeStefano, Associate Executive Director of Occupations and Mr. Craft who is the Executive Director of Occupations.

Mr. Schiefer read the list of comments from the Town Engineer.

Mr. Rider: I have very few comments to elaborate on. It is as Mr. Edsall pointed out conversion of the existing space they are virtually not doing anything to the exterior other than decorative. The essential use will be an office use. It is an expansion of the day program run by Occupations. The premises are leased from the owners of the Squire Center known as Franklin Associates. Their application is made because of the requirement in the ordinance that on conversion of existing space site plan be submitted for approval.

Mr. Van Leeuwen: How is this going to be taken down?

Mr. Rider: It already is demolished. Mr. Van Leeuwen is looking at a drawing that predates the survey and this was an overlay on the survey.

Mr. Van Leeuwen: I'd say they have 52 parking spaces.

Mr. McCarville: You are going to lease the building?

Mr. Rider: Yes.

Mr. Van Leeuwen: How long would you lease it for?

Mr. Rider: Five years and as option for renewal.

Mr. Scheible: How many poeple do you visualize will occupy that at any one time?

Mr. Rider: I'd estimate 15 people maximum on a permanent staffing basis and clients on a visitation basis which would be 8 or 10 at a time.

Mr. DeStefano: Depending on what we are doing it could be up to 50 but it changes. The building would more than adequately accomodate us.

Mr. Mc Carville: I have no problem with it.

Mr. Jones: Everything seems to be OK as far as the engineer's comments. "That the Planning Board of the Town of New Windsor approve the site plan of Occupations Inc." Seconded by Mr. Van Leeuwen and approved by the Board.

ROLL CALL: MR. SCHIEFER AYE
MR. JONES AYE
MR. MC CARVILLE AYE
MR. VAN LEEUWEN AYE
MR. LANDER AYE
MR. SCHEIBLE AYE

MIDWAY DELI SITE PLAN (86-86)

Mr. Klein came before the Board representing this proposal.

Mr. Schiefer read the list of comments from the Town Engineer.

Mr. McCarville: "That the Planning Board of the Town of New Windsor approve the site plan of Midway Deli." Seconded by Mr. Van Leeuwen and approved by the Board.

Mr. Klein: On the sign, Mr. Hayes can go to the contractor and doublecheck with Mr. Babcock. Small sign additional parking on the side.

Mr. McCarville: Do we have five Department approval?

Mr. Scheible: Yes.

ROLL CALL: MR. MC CARVILLE AYE
MR. JONES AYE
MR. SCHEIBLE AYE
MR. VAN LEEUWEN AYE
MR. LANDER AYE
MR. SCHIEFER AYE

WINDSHRE SITE PLAN (85-43)

Mr. Fullam came before the Board representing this proposal.



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

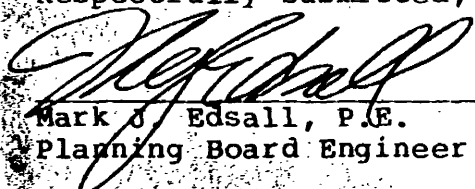
PROJECT NAME: Occupations, Inc. Site Plan
PROJECT LOCATION: Route 94 and Union Avenue
(Former Squire Cinema)
NW #: 87-20
25 March 1987

1). The Applicant has submitted a Site Plan for review which involves the conversion of the existing Squire Cinema Building to an office and program facility.

2). Based on the NC Zone Requirements, 52 parking spaces will be required for the facility. Based on the Boundary information provided, it appears that a minimum of 60 spaces could easily be provided in front of the existing building, within the limits of the property. Therefore, parking does not appear to be a concern.

3). Inasmuch as the structure and surrounding facilities are existing and the proposed use will, in likelihood, decrease the intensity of the vehicular and pedestrian traffic, the Site Plan for the change in use appears acceptable from an Engineering standpoint.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJEfmd



555 UNION AVENUE
NEW WINDSOR, NEW YORK

87-20

SITE PLAN APPROVAL

Occupations, Inc.

_____ The site plan or map was disapproved by the Bureau of Fire Prevention for the following reason(s).

SIGNED:

CHAIRMAN

INSTRUCTIONS

(a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.

(b) If any question has been answered Yes the project may be significant and a completed Environmental Assessment Form is necessary.

(c) If all questions have been answered No it is likely that this project is not significant.

(d) Environmental Assessment

1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land? Yes X No
2. Will there be a major change to any unique or unusual land form found on the site? Yes X No
3. Will project alter or have a large effect on an existing body of water? Yes X No
4. Will project have a potentially large impact on groundwater quality? Yes X No
5. Will project significantly effect drainage flow on adjacent sites? Yes X No
6. Will project affect any threatened or endangered plant or animal species? Yes X No
7. Will project result in a major adverse effect on air quality? Yes X No
8. Will project have a major effect on visual character of the community or scenic views or vistas known to be important to the community? . . . Yes X No
9. Will project adversely impact any site or structure of historic, pre-historic, or paleontological importance or any site designated as a critical environmental area by a local agency? . . . Yes X No
10. Will project have a major effect on existing or future recreational opportunities? Yes X No
11. Will project result in major traffic problems or cause a major effect to existing transportation systems? Yes X No
12. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation? . Yes X No
13. Will project have any impact on public health or safety? Yes X No
14. Will project effect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood? . Yes X No
15. Is there public controversy concerning the project? Yes X No

PREPARER'S SIGNATURE:

James B. Littlejohn
Occupational Exe

TITLE:

Assoc. Exec. Dir.

REPRESENTING:

DATE:

3-5-87

3/1/78

AFFIDAVIT OF OWNERSHIP

STATE OF NEW YORK)
 ss.:
COUNTY OF ORANGE)

JAMES DeSTEFANO, being duly sworn deposes and states as follows:

1. That he is Associate Executive Director of Occupations, Inc. a New York corporation having its principal office at Fortune Road West, Middletown, New York 10940.

2. That this affidavit is made in conjunction with the application by Occupations, Inc. for site plan approval of a project known as "Occupations, Inc.-Day Training Expansion."

3. That the premises for which site plan approval is requested is located at the Squire Shopping Center, Union Avenue, New Windsor, New York, and is popularly known as Squire Cinema. (Tax Map Sec. 23 Block 1 Lot 3) A copy of the Town of New Windsor tax map, with the premises marked in red is annexed hereto as Exhibit "A".

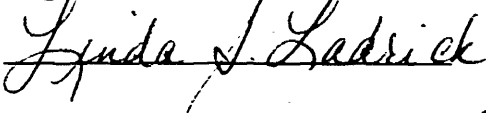
4. That the record owners of the premises are Martin Kenwood, Isabel Kenwood and Harold Schatz doing business as Franklin Associates, Suite 40, Box 21, 100 Hamilton Plaza, Paterson, New Jersey, 07505 (hereinafter referred to as "Franklin Associates").

5. That Franklin Associates acquired the premises on October 9, 1985 by deed recorded in the Orange County Clerk's Office at Liber 2423 of conveyances at page 230.

6. That provided the site plan is approved, Occupations, Inc. will lease the premises from Franklin Associates.


JAMES DeSTEFANO

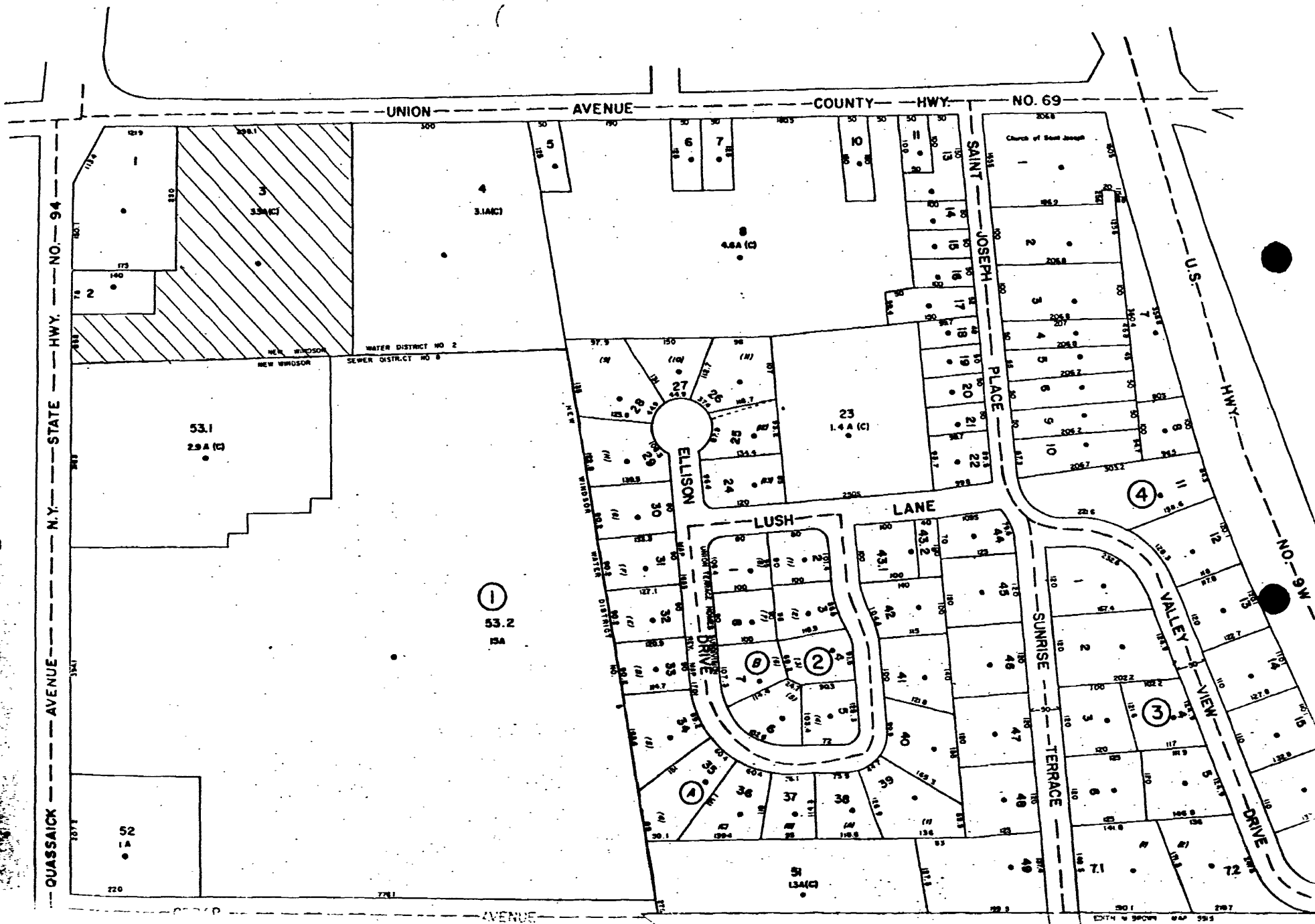
Sworn to before me this 5th
day of March, 1987.


Linda S. Ladrack

LINDA S. LADRICK
Notary Public, State of New York
Qualified in Orange County
No. 4820238
Commission Expires June 30, 1988

TAX MAP OF THE TOWN OF NEW WINDSOR
SECTION 23

SECTION 20



*For Agenda session
CES*

R+F

RIDER, WEINER, LEWIS & MELCHIORI, P.C.
ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER
DAVID L. RIDER
ALAN R. LEWIS
MARIA F. MELCHIORI
CHARLES E. FRANKEL

M.J. RIDER (1906-1968)
427 LITTLE BRITAIN ROAD
POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550
TEL. (914) 562-9100

March 10, 1987

Town of New Windsor Planning Board
555 Union Avenue
New Windsor, N.Y. 12550
Att: Henry Scheible, Chairman

Re: Orange County Rehabilitation Center
Occupations, Inc. ("Occupations")
Our File #326.11

Dear Mr. Scheible:

Our client, Occupations, has submitted a site plan for review and approval by the Town of New Windsor Planning Board in which Occupations proposes to convert the former Squire Village Cinema premises to offices for their own use.

The program was approved by the New York State Office of Mental Health (Hudson River Regional Office - att: Jacqueline Connors) during calendar year 1986 with the funds made available in the event that they are timely called upon. Extension through the first four months of 1987 has been informally granted; however, the time will lapse shortly. It is, therefore, imperative that review take place as soon as possible and, hopefully, within the month of March.

As you may know, Occupations, is a quasi-public social service agency which deals with over 700 client employees in Orange County and has major installations on Route 32 in New Windsor and at Fortune Road West in Scotchtown.

TOWN OF NEW WINDSOR
PLANNING BOARD
RECEIVED
DATE 3-11-87

Henry Scheible, Chairman

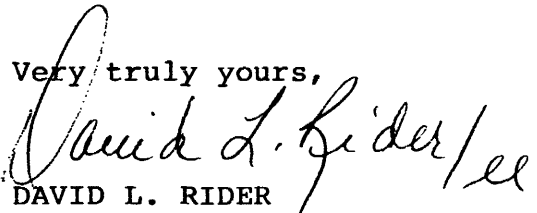
March 10, 1987 - #326.11

Page 2

The reason for submission to the Planning Board is as a result of the ordinance requirement for site plan review upon a change of use. The office use contemplated is within present zoning and no applications are contemplated for any variance or modification.

Any courtesy you may afford Occupations would be greatly appreciated.

Very truly yours,

A handwritten signature in cursive script, reading "David L. Rider", followed by a horizontal line and the letters "ee".

DAVID L. RIDER

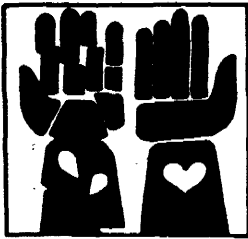
DLR:11

cc: McGooey & Hauser

Att: Mark Edsel (HAND DELIVERED)

Michael Babcock, Building Inspector

James DeStefano, Associate Director, Occupations



Orange County Rehabilitation Center Occupations, Inc.

George L. Kraft, Executive Director

Derek Bloomfield, President
John Gebhards, 1st Vice President
George Lindemann, 2nd Vice President
James Sturr, Sr., Treasurer
Mary Van Gelder, Secretary

Amy Bull Crist, President Emeritus

Please Reply To:

XX Fortune Road West
Middletown, NY 10940
914-692-4454

□ 67 Windsor Highway
New Windsor, NY 12550
914-562-6850

March 9, 1987

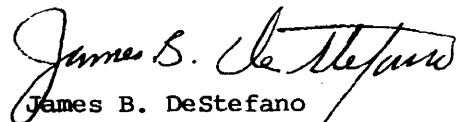
Mrs. Virginia Posner, Secretary
Planning Board of the
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

Dear Mrs. Posner:

Attached is a letter of authorization from the owner of the Squire Village Cinema. Please accept this letter as verification of the owner's permission for Occupations to present to the Town of New Windsor Planning Board. A notarized signature on the application for site plan approval will be forthcoming from the owner within the next few days. We will immediately deliver it to you upon receipt from the owner.

Thank you for your consideration and assistance in helping Occupations to present this matter to the Planning Board.

Very truly yours,


James B. DeStefano
Associate Executive Director

JBD/bze
Enclosure

cc: Michael Babcock
Charles Frankel, Esq.

Offices of the Undersigned

100 HAMILTON PLAZA
SUITE 400, BOX 21
PATERSON, NEW JERSEY 07505

March 4, 1987

Occupations Inc.
Fortune Road West
Middletown, New York 10940

Attention: Mr. James DeStefano

Re: Squire Village Cinema

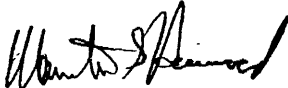
Dear Mr. DeStefano:

We hereby authorize you to appear before the Planning Board for your requested approval of plans pertaining to the use of the above captioned property.

We also support your projected use of our facility.

Very truly yours,

FRANKLIN ASSOCIATES



Martin S. Kenwood

cp

RIDER, WEINER, LEWIS & MELCHIORI, P.C.

ATTORNEYS & COUNSELLORS AT LAW

ELLIOTT M. WEINER
DAVID L. RIDER
ALAN R. LEWIS
MARIA F. MELCHIORI
CHARLES E. FRANKEL

M. J. RIDER (1906-1968)
427 LITTLE BRITAIN ROAD
POST OFFICE BOX 2280
NEWBURGH, NEW YORK 12550
TEL. (914) 562-9100

March 6, 1987

SANDRA L. CARR
OF COUNSEL

Mrs. Virginia Posner
Secretary
Planning Board Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

Re: Occupations, Inc. Day Training Expansion
Our file # 326.11

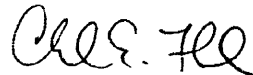
Dear Mrs. Posner:

Enclosed please find original and three copies of Application for Site Plan Approval which we request be placed on the agenda of the March 11, 1987 meeting.

Please note that the owner's endorsement on this application has not been completed due to difficulty in meeting with the owners whose office is in New Jersey. We will however deliver such endorsement to you before the date set for the Planning Board meeting.

If you have any questions in connection with the above noted matter please do not hesitate to contact us.

Very truly yours,



CHARLES E. FRANKEL

CEF/bb
Enclosure

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval ✓
Subdivision _____ as submitted by
_____ for the building or subdivision of
Occupations, Inc has been
reviewed by me and is approved ✓,
disapproved _____.

If disapproved, please list reason.

1. Building Already connected to Sewer District #9.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Mastern Jr
SANITARY SUPERINTENDENT

March 8, 1987
DATE

87-20

WATER, SEWER, HIGHWAY REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
Don Paver Associates for the building or subdivision of
Windsor Theatre for Occupations has been
reviewed by me and is approved ☒
~~disapproved~~ _____.

~~If disapproved, please list reason.~~

This building is currently being serviced with
a 1" water meter.

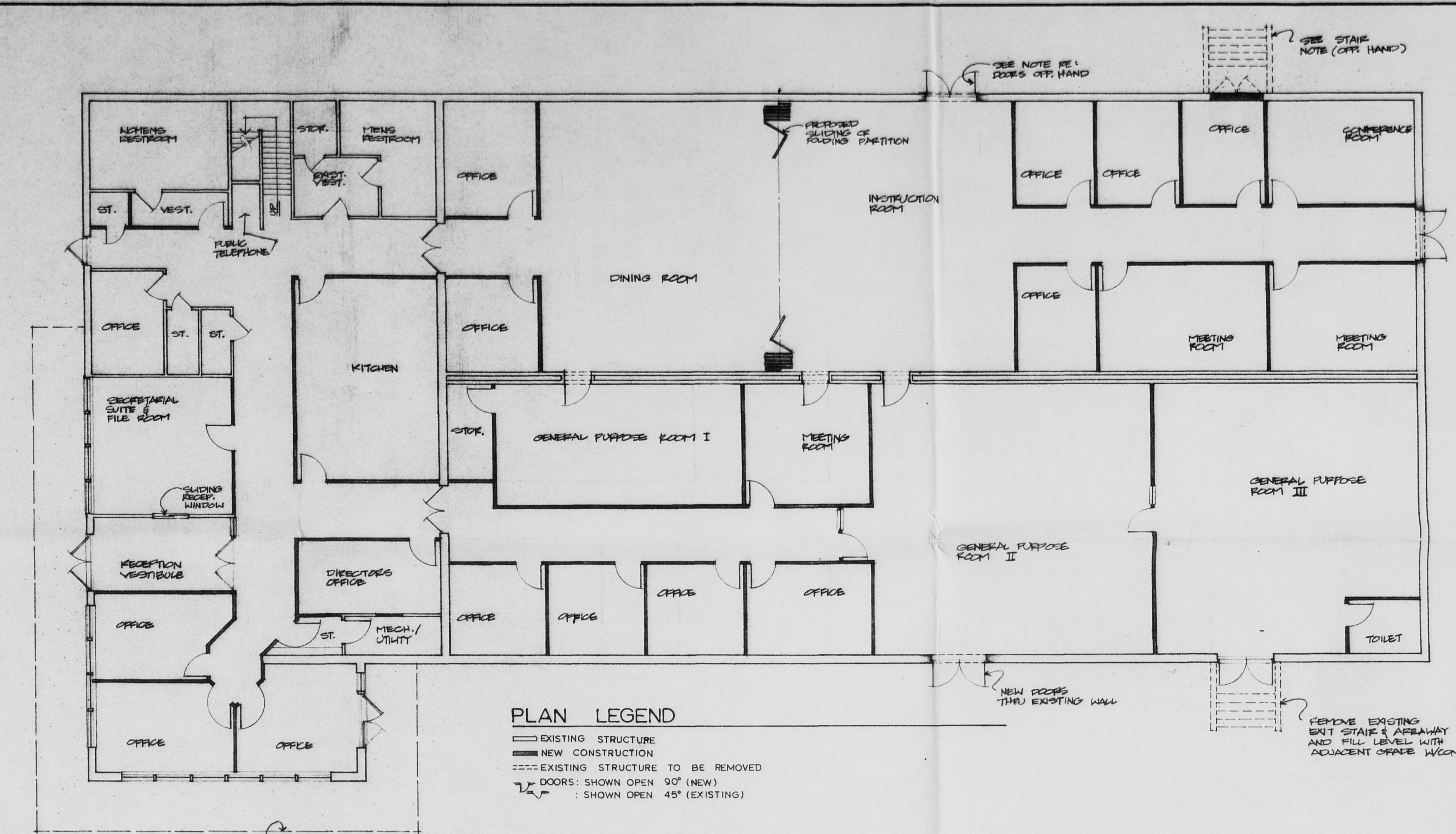
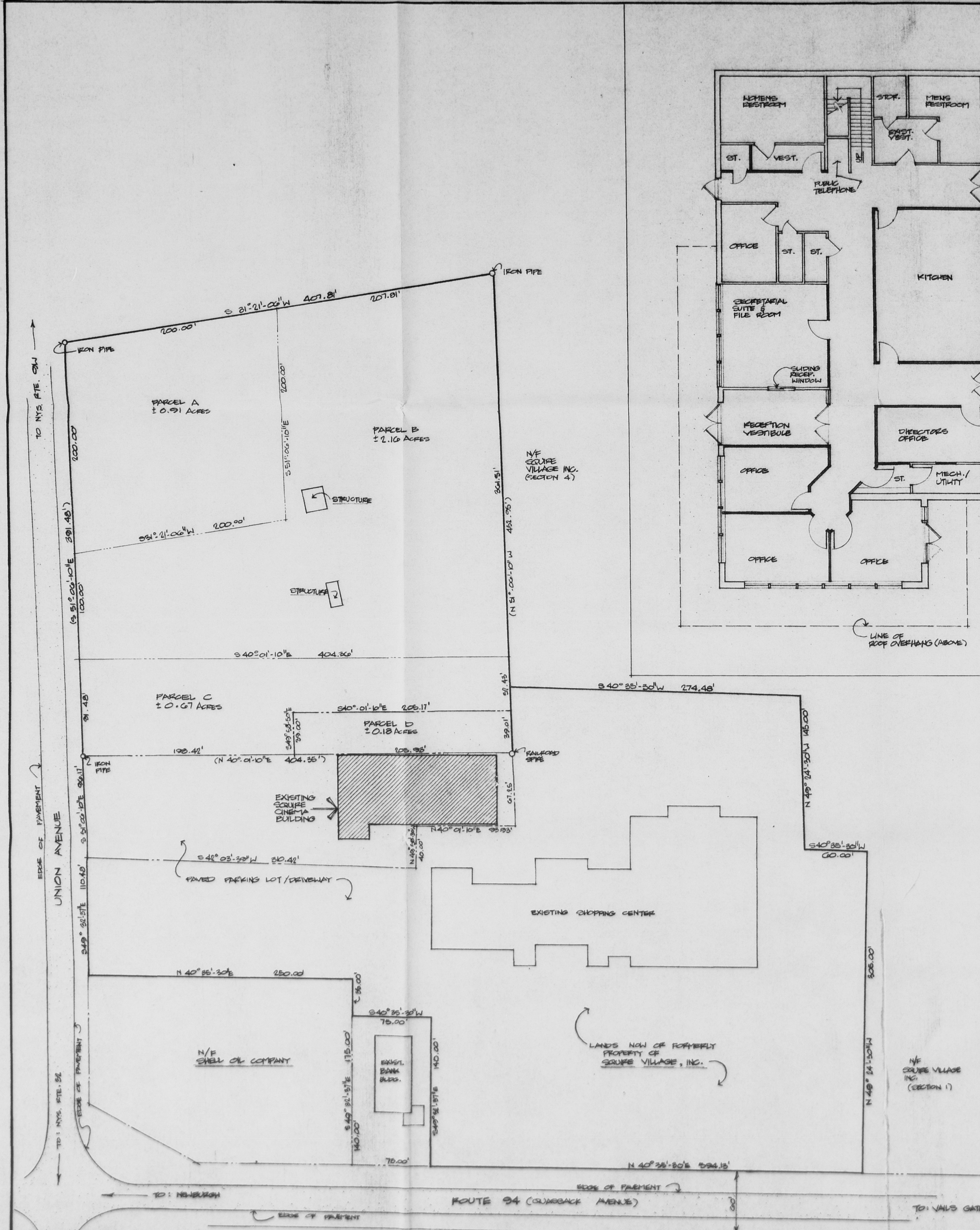
The water meter belonging to the Bank of New York
is also located in the theatre. Please have
plumbing contractor contact water Dept.

HIGHWAY SUPERINTENDENT

✓ Steve Diodio
WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE



PLAN LEGEND

- EXISTING STRUCTURE
- NEW CONSTRUCTION
- EXISTING STRUCTURE TO BE REMOVED
- DOORS: SHOWN OPEN 90° (NEW)
- SHOWN OPEN 45° (EXISTING)

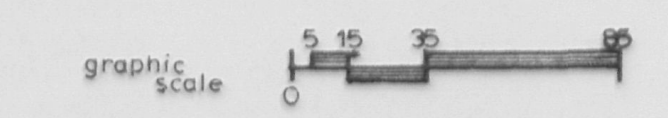
FLOOR PLAN

Scale: 1/8" = 1'-0"

SITE DATA

- BOUNDARY AND SURVEY INFORMATION SHOWN ON THIS DRAWING WAS TAKEN FROM A MAP PREPARED BY KARTIGANER ENGINEERS OF 555 RTE. 94, NEWBURGH, NEW YORK, 12550 (JOB NO. 1-371-38, 1975).
- OWNER OF RECORD, OF PROPERTY, IS TR-HARDA REALTY, INC. IN THE TOWN OF NEW WINDSOR, ORANGE COUNTY, NEW YORK.
- EXISTING STRUCTURE, WHICH PRESENTLY HOUSED 2 MOVIE THEATRES AND A LOBBY WITH A MEZZANINE FOR PROJECTION & A/C CONDITIONER ROOMS, HAS THE PARKING CAPACITY FOR A LARGE NUMBER OF VEHICLE PARKING. NO ADDITIONAL PARKING IS REQUIRED OR PROPOSED.

SITE PLAN APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 11/13/1987
BY Lawrence J. Jones
SECRETARY



SITE PLAN

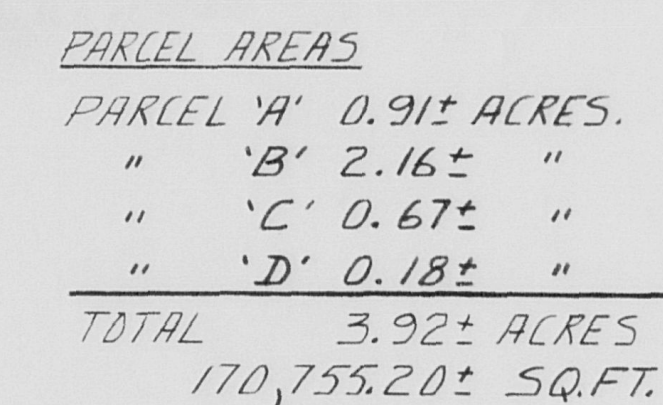
Scale: 1" = 50'-0"

FLOOR PLAN, SITE PLAN, DATA

OCCUPATIONS, INC.
DAY PROGRAM EXPANSION
TOWN OF NEW WINDSOR - ORANGE COUNTY, N.Y.

DAN PAVER ASSOCIATES
ARCHITECTS and PLANNERS
MIDDLETOWN NEW YORK 10940
(914) 692-2050

DATE: 3/5/87
REVISION:
PROJECT #: 8415
SHEET NUMBER
1 of 1



NOTES:

1. ORIGINAL BOUNDARY FROM MAP ENTITLED, "SURVEY OF THE PLANNED LOCATION, SQUIRE VILLAGE, INC., PREPARED BY TIENAN & SANDOR, DATED 17 JAN. 1971."

2. PARCEL FOR WHICH MORTGAGE RELEASE IS REQUESTED FROM MAP ENTITLED, "TRI-HARDA REALTY INC., BY PARTISANER ENGINEERS, DATED 30 NOV. 1971."

3. SURVEY DATA BY PARTISANER ENGINEERS SHOWN THUS: C331-1-36 W. 407'.

KARTIGANER ENGINEERS
CONSULTANTS • DESIGNERS • PLANNERS
555 ROUTE 94 NEWBURGH NEW YORK 12550

LANDS OF
TRI-HARDA REALTY, INC.
TOWN OF NEW WINDSOR · ORANGE COUNTY · NEW YORK



BOUNDARY

SCALE : 1" = 50' SHEET NO.
DATE : 24 APRIL 1972
REVISION : 2' 13 AUG. 1973 | OF 1
DRAWN : *John D. ...*
CHECKED : *...* JOB NO: S71-3

UNAUTHORIZED ALTERATION OR ADDITION
TO THIS PLAN IS A VIOLATION OF
SECTION 7209(2) OF THE NEW YORK
STATE EDUCATION LAW.